

001.A

0001

0032.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

508,700 / 508,700

508,700 / 508,700

508,700 / 508,700

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

APPRAISED:

USE VALUE:

ASSESSED:

508,700 / 508,700

508,700 / 508,700

508,700 / 508,700

No	Alt No	Direction/Street/City
32		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	VANHOOSER STEVEN
Owner 2:	
Owner 3:	

Street 1: 32 MAGNOLIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FITZGERALD JONATHAN & ROSLYN -

Owner 2: -

Street 1: 32 MAGNOLIA ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Aluminum Exterior and 1245 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7830										G8	1.					

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	505,400	3,300		508,700		280009
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

Total Card	0.000	505,400	3,300		508,700	Entered Lot Size
Total Parcel	0.000	505,400	3,300		508,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	408.59	/Parcel: 408.5	Land Unit Type:

Parcel ID 001.A-0001-0032.1

!15322!

PRINT Date 12/11/20 Time 05:03:31

LAST REV Date 05/10/18 Time 17:17:22

danam

15322

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

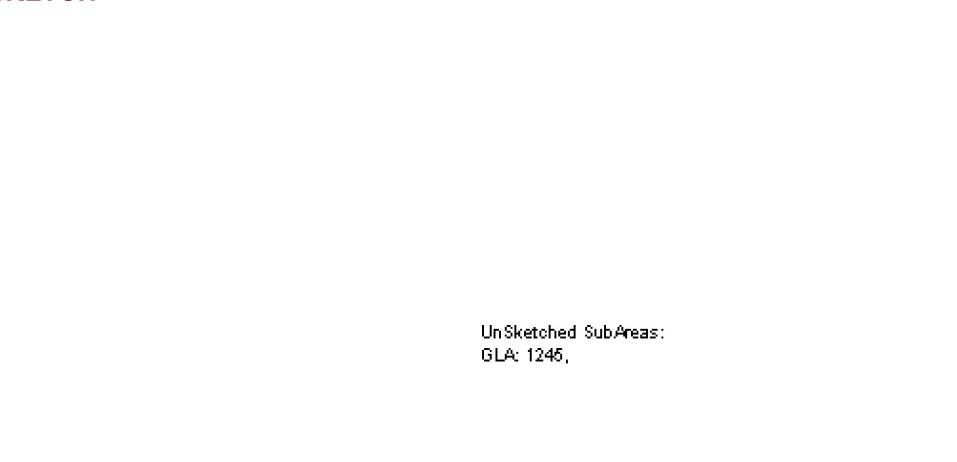
Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1914
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj \$ / SQ:	398.170
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620919
Depreciation:	115491
Depreciated Total:	505428

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
89	001.A-0001-0032.1		8/27/1998	320,000
89	001.A-0001-0032.1		12/22/1998	320,000
88	001.A-0001-0032.1		2/27/1998	278,000
86	001.A-0001-0032.1		10/2/1998	315,000
85	001.A-0001-0032.1		5/28/1998	311,000
85	001.A-0001-0032.1		10/1/1998	280,000
WtAv\$/SQ:		AvRate:	87	Ind.Val 300424.5210
		Juris. Factor:		Before Depr: 437.99
		Special Features:	0	Val/Su Net: 405.94
		Final Total:	505400	Val/Su SzAd 405.94

PARCEL ID

001.A-0001-0032.1

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1925	27.50	T	40	102			3,300			3,300

Total Yard Items:

3,300

Total Special Features:

Total:

3,300

